HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**3508 Macomb Street, NW**		Agenda
Landmark/District:	**Cleveland Park Historic District**	**X**	Consent Calendar
Meeting Date:	**December 20, 2012**	**X**	Concept Review
H.P.A. Number:	**13-061**		New Construction
Staff Reviewer:	**Anne Brockett**	**X**	Alteration

On behalf of the owners, Thomas Dohrmann and Nayantara Mukerji, Chris Snowber of Hamilton Snowber Architects seeks concept review of a rear addition and front porch reconstruction on a house in the Cleveland Park Historic District. This house is one of 20 or so built in the 3400 and 3500 blocks of Macomb by developer Charles Taylor in second decade of the 20th century. The architect for 3508 was Raymond Moore, who designed numerous houses for Taylor in Cleveland Park. Built in 1914, the hipped roof residence has no rear additions, but has been altered through the loss of its front porch and the installation of aluminum siding on the exterior.

Project Description
The proposal would replace the missing front porch and remove the non-historic siding, returning the building's historic character through the application of pebble-dash stucco, which can be found on parts of the rear and was almost universally used on houses built by Taylor and Moore. A new rear addition and deck would replace the current non-historic deck, bay window, and covered stoop. Other rear yard changes include the construction of stone patios and a new pool.

Porch
The new front porch takes its design cues from the numerous surrounding examples produced by Taylor and Moore. The hipped roof will be supported by wood columns, paired on the front and in triplicate at the corners, and the metal railing will be replaced by a period-appropriate wood railing. The front door assembly, with transom and sidelights does not appear to be original and will be replaced in a configuration more consistent with the neighboring Taylor and Moore houses.

Addition
A rear addition measuring 16 feet wide by 12 feet deep on the first floor would project slightly on the second floor for a rear-facing bay window and a four-foot-wide projection on the east side. This projection would create a covered area over the proposed new deck below. The addition would continue the use of stucco over a stone foundation with a matching water table and frieze, but would be inset slightly on the west to delineate the new construction from the original house. On the east, it is inset over eight feet to allow for the placement of the deck at the southeast corner. At two stories, the addition sits considerably lower than the existing height of the house.

Other Alterations
Some fenestration changes are proposed on the sides of the house, shifting openings slightly, adding paired windows, and replacing historically inappropriate window types. On the front, the shutters, likely installed with the aluminum siding, will be removed. Finally, the proposal would enlarge the existing rear dormer, to match the dimensions and roof form of the front dormer.

Evaluation

The proposed changes to this house are appropriate and sympathetic to the character of the house, particularly in the restoration of missing or altered elements. The removal of the siding and shutters and installation of pebbledash stucco and a new porch will return the house to a more historic appearance.

In form, scale, massing, and materials, the addition is compatible with the subject house and with the character of the Cleveland Park Historic District and is consistent with previous Board approvals in Cleveland Park.

The architect has agreed to finalize window and door alterations until the siding is removed to determine the historic fenestration pattern. The HPO will ensure that the work based on comparable houses by the original design team and is compatible with the house and historic district.

Recommendation

The HPO recommends that the Board find the alterations to be compatible with the character of the historic district and consistent with the preservation act and delegate final approval to staff.